

TENTATIVE PLAN - AMMENMENT
THE NORTH VILLAGE AT TWIN CREEKS
PHASES II, V
located in the
NORTHWEST AND SOUTHEAST ONE QUARTER OF
SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
for
TWIN CREEKS DEVELOPMENT CO., LLC
P.O. BOX 3577
CENTRAL POINT, OREGON 97502

NOTES

- TOTAL NORTH VILLAGE AREA 40.83 ACRES REMAINING.
- NORTH VILLAGE PHASE I, 4.71 ACRES GROSS, 3.42 ACRES NET, 5.56 UNITS/AC
- NORTH VILLAGE PHASE II, 19 LOTS RESIDENTIAL, UNDER CONSTRUCTION
- NORTH VILLAGE PHASE III, 8.42 ACRES GROSS, 5.02 ACRES NET, 6.18 UNITS/AC
- NORTH VILLAGE PHASE IV, 34 LOTS, 31 RESIDENTIAL, 3 PARK/OPEN SPACE
- NORTH VILLAGE PHASE V, 8.46 ACRES GROSS, ALREADY PLATTED
- NORTH VILLAGE PHASE IV 4.65 ACRES GROSS, ALREADY PLATTED
- NORTH VILLAGE PHASE V, 26.70 AC GROSS, 9.28 NET, 6.36 UNITS/AC
- NORTH VILLAGE PHASE V, 61 LOTS; 59 RESIDENTIAL LOTS, 2 PARKS/OPEN SPACE
- MINIMUM LOT 4120 SF
- AVERAGE LOT 6921 SF
- NUMBER OF LOTS = 95 OF WHICH 5 ARE PARKS/OPEN SPACE
- PUE = PUBLIC UTILITIES EASEMENT FOR ELECTRIC POWER, TELEPHONE GAS AND CABLE TV
- AVERAGE LOT AREA DOES NOT INCLUDE OPEN SPACES OR PARKS
- --- PHASE LINE
- --- TAX LOT LINE
- S = SANITARY SEWER MANHOLE
- VERTICAL DATUM = NAVD 1989
- ZONING DISTRICTS = LMR, OS
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1995
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-17

PHASE I

PHASE IV

PHASE III

PHASE II, Lot 46

OPEN SPACE
TAX LOTS 01 102

Sheet 1 of 2

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 684-5599
P.O. BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 120'
DATE: July 7, 2016
JOB NO.: 0549-96L

JOB: Central Point/Twin Creeks LLC/VillagePhase IIa (The North Village)
Master plan north village 020816.dwg

ASSESSORS MAP FILE NO. 37 2W 3B TL 1601, 1602, 1800 &
FILE NO. 372W3BC-100, 200